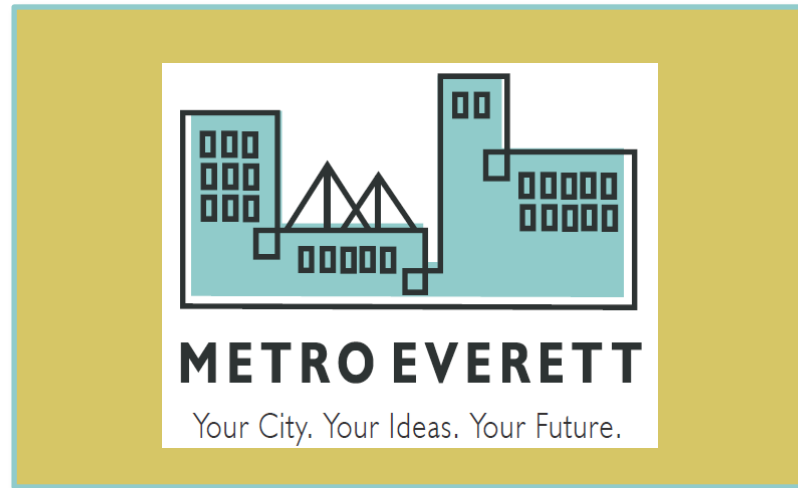
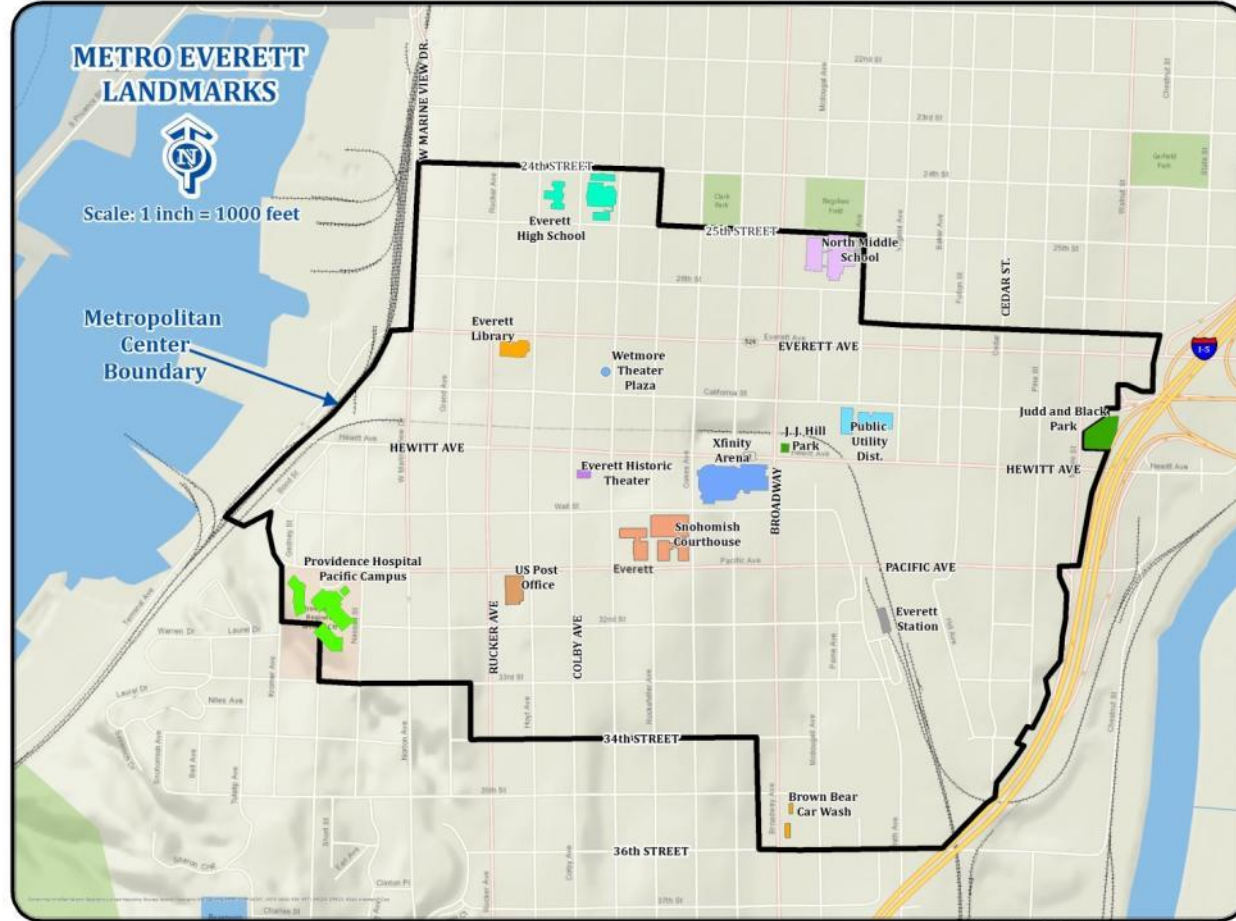


May 9, 2016: AREA PRIORITIES AND REDEVELOPMENT STRATEGIES



METRO EVERETT



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METRO EVERETT

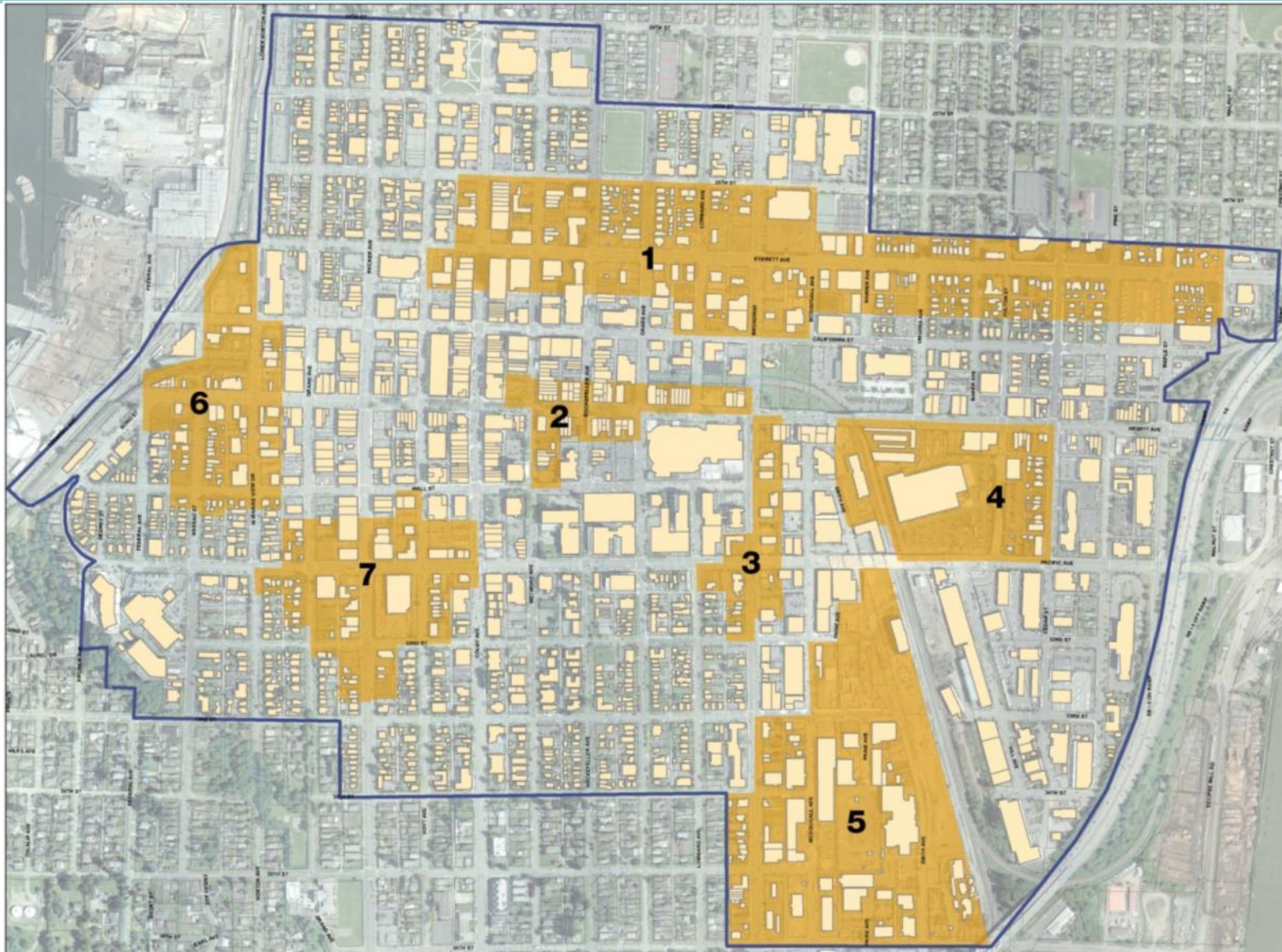
Your City. Your Ideas. Your Future.

OBJECTIVES

- LIVING
- WORKING
- DESIGN
- GETTING AROUND

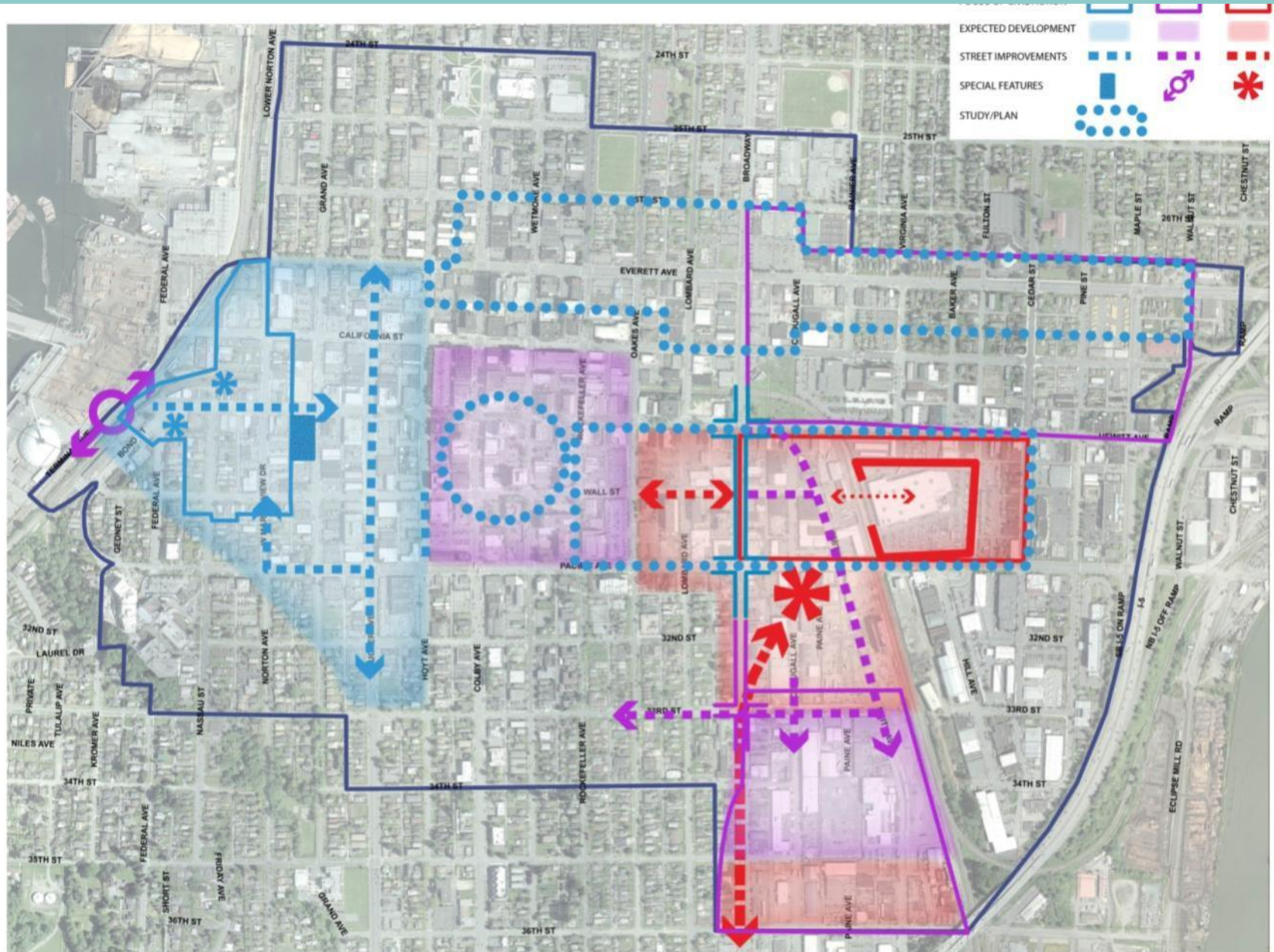


POTENTIAL STUDY AREAS
















Metro Everett

OVERVIEW OF VISION

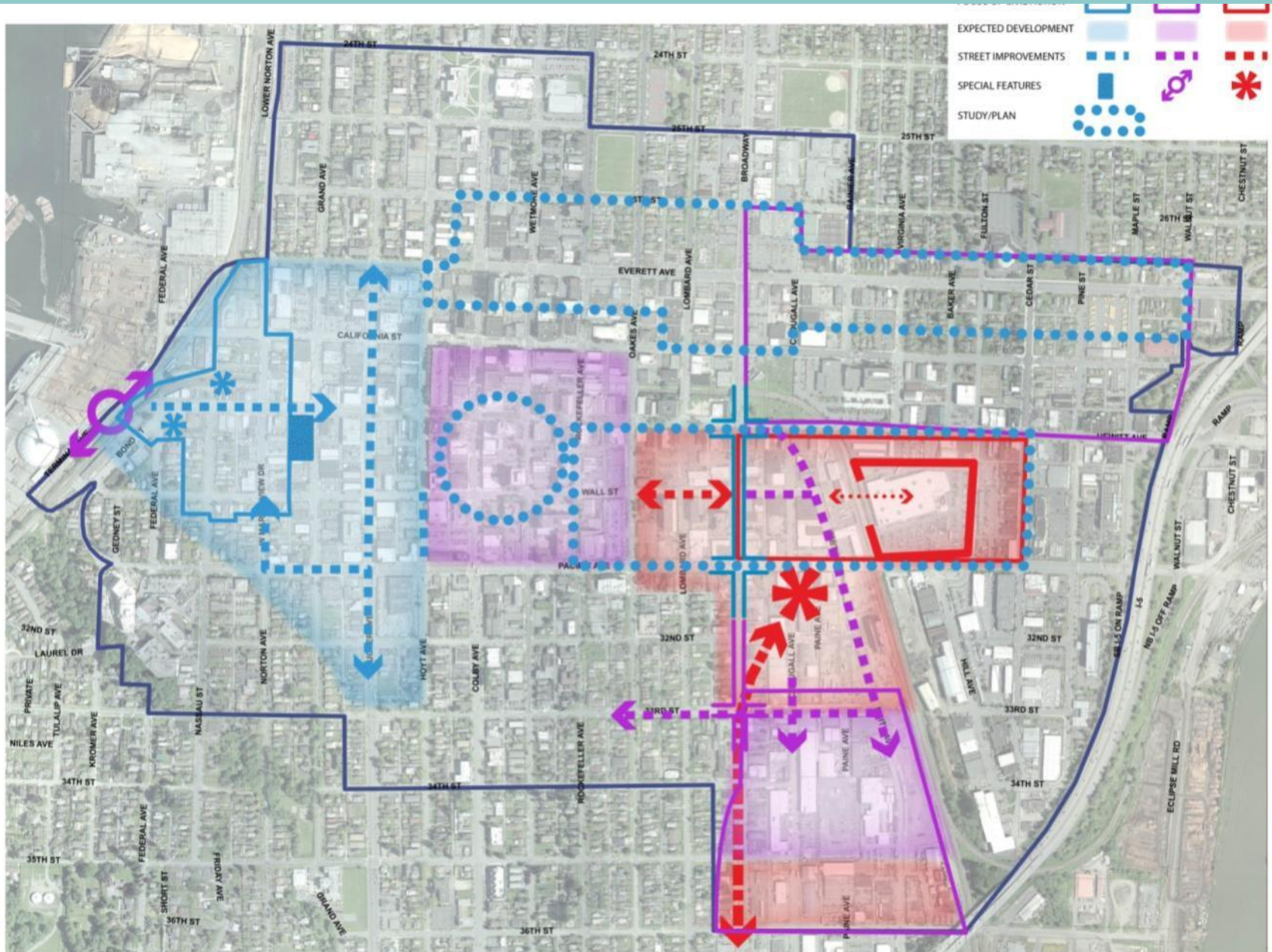


OVERVIEW OF VISION

LEGEND

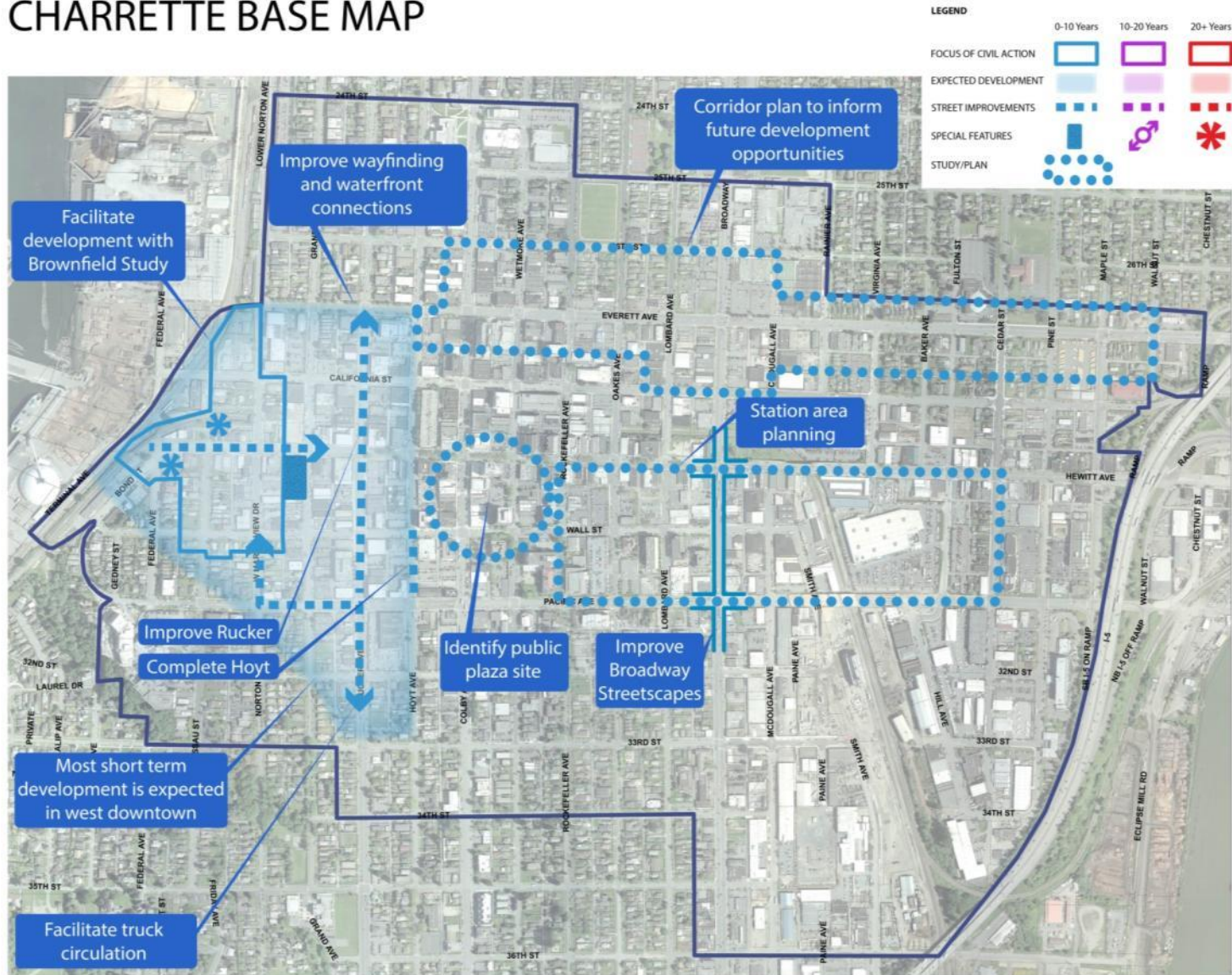
	0-10 Years	10-20 Years	20+ Years
FOCUS OF CIVIL ACTION			
EXPECTED DEVELOPMENT			
STREET IMPROVEMENTS			
SPECIAL FEATURES			
STUDY/PLAN			

OVERVIEW OF VISION



PHASE 1: 0-10 YEARS

CHARRETTE BASE MAP



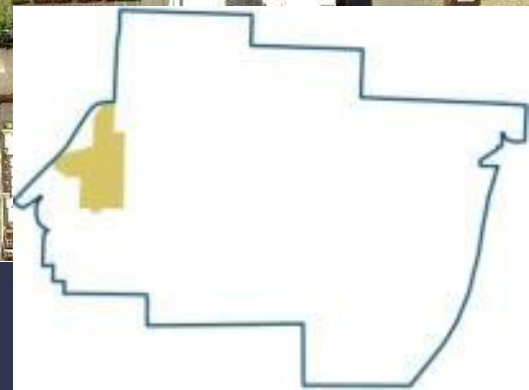
PHASE 1: Build on Recent Success



West Frame Current Conditions



Metro Everett



West Frame Current Conditions

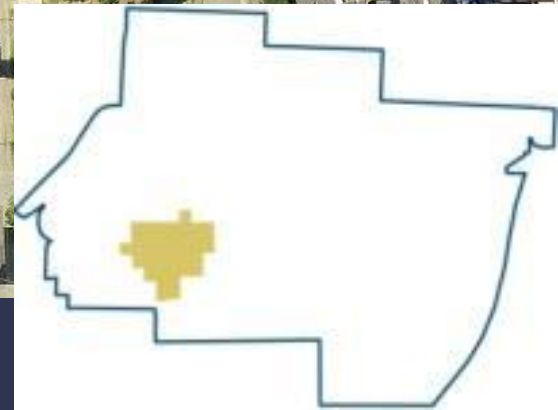


Metro Everett

West Frame Current Conditions



Metro Everett

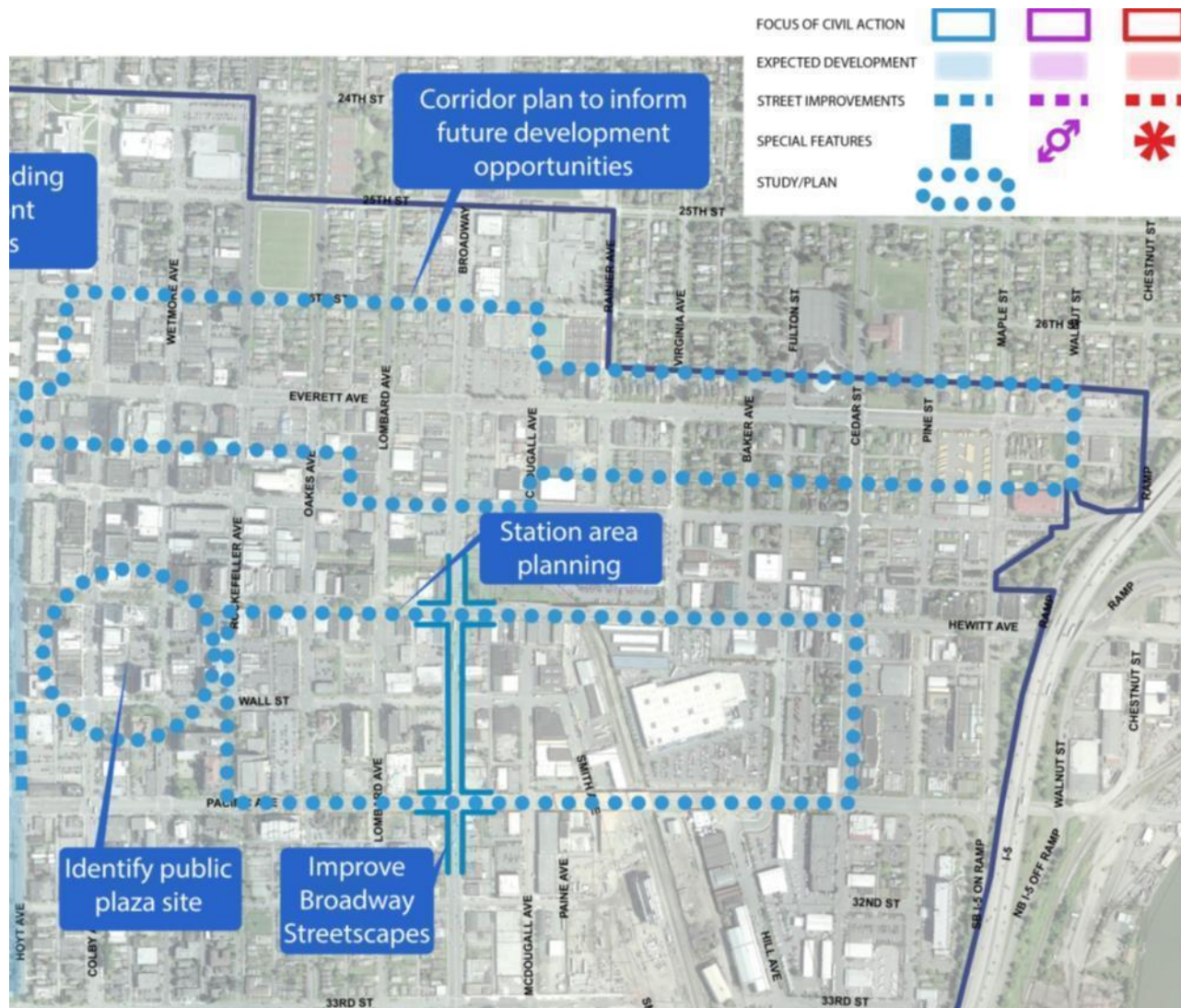


West Frame Current Conditions



Metro Everett

Near Term Planning for the Future

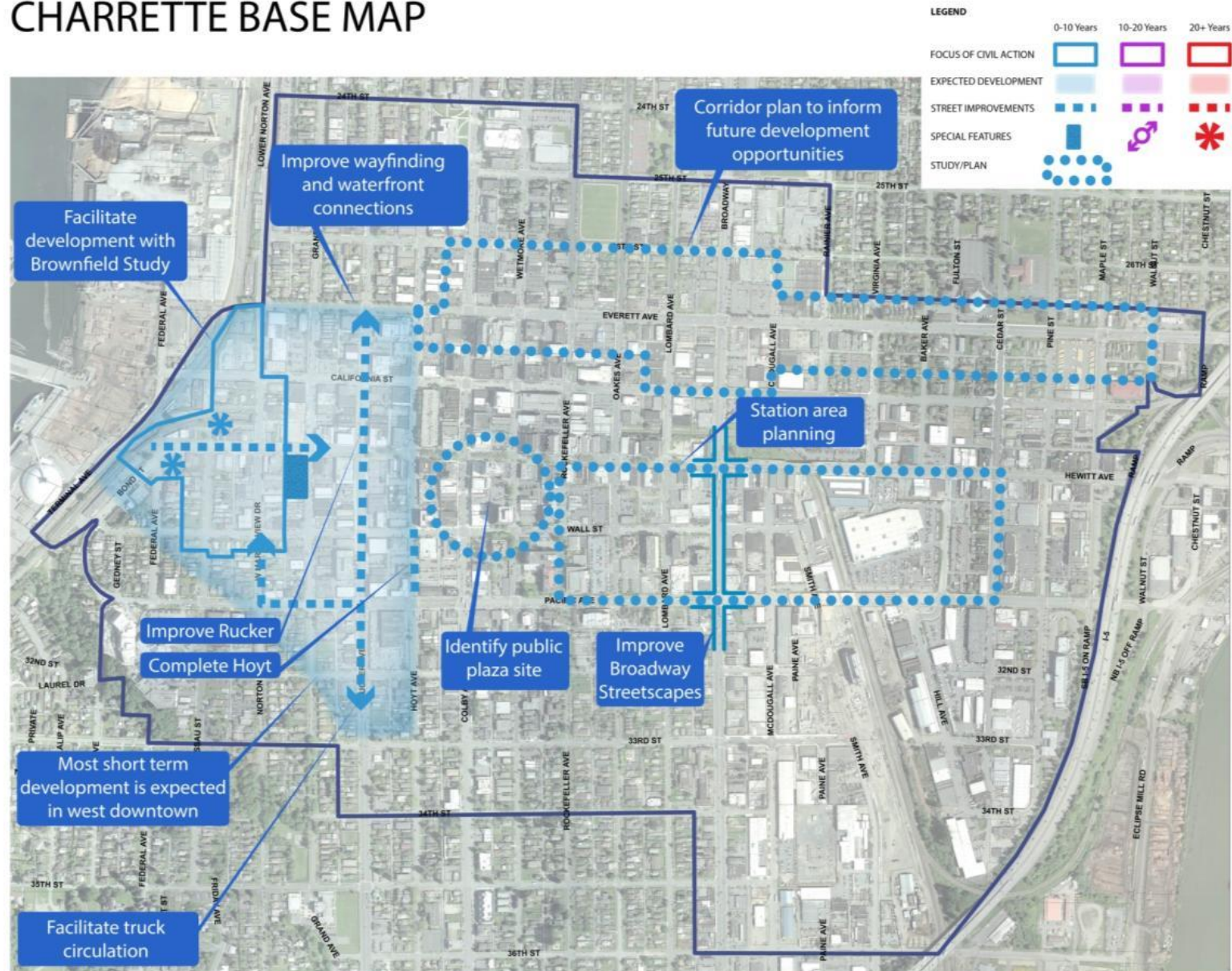


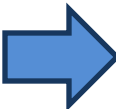
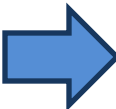
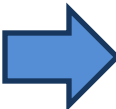
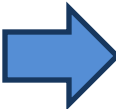
Broadway - Current Conditions



PHASE 1: 0-10 YEARS

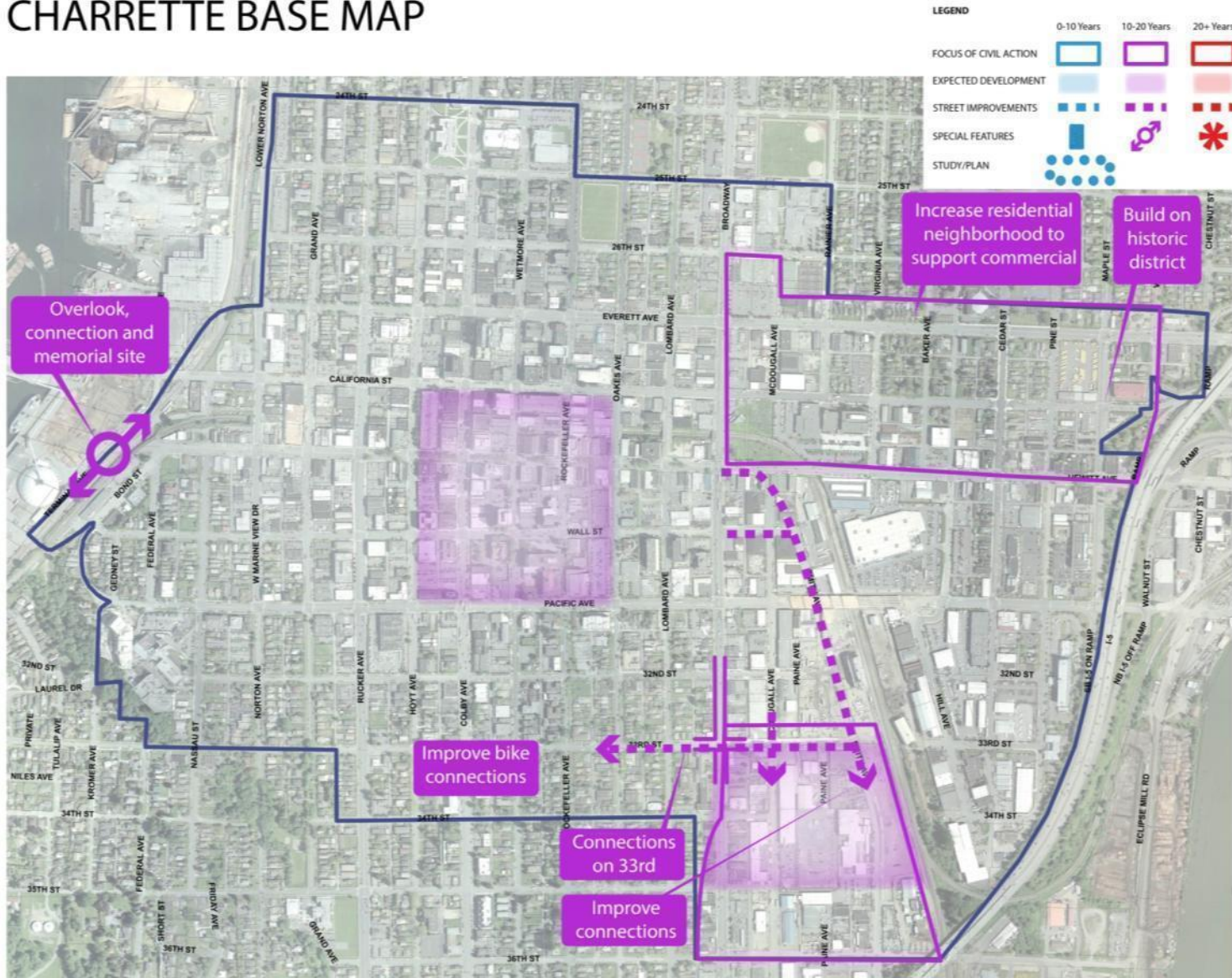
CHARRETTE BASE MAP



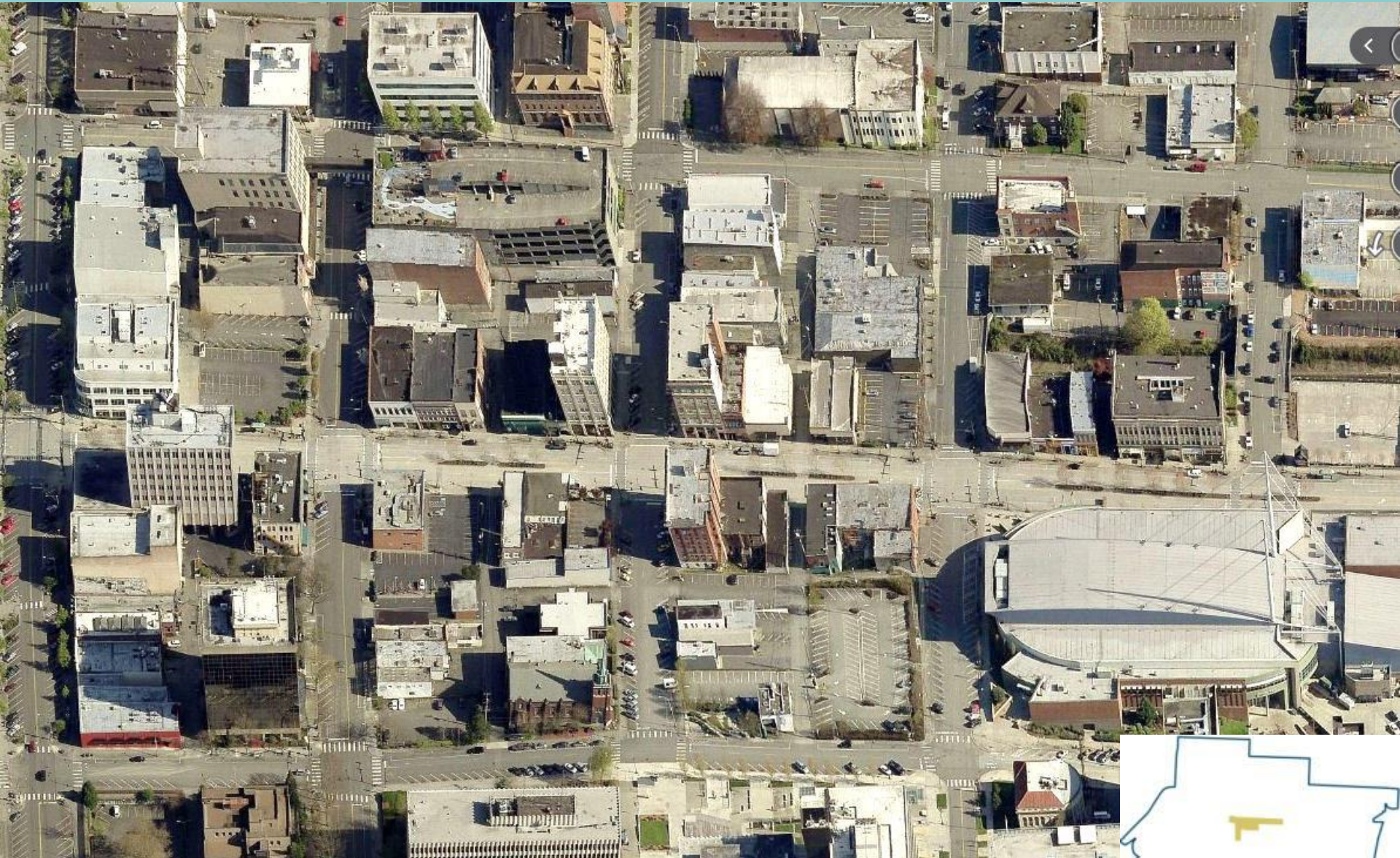
Vision Element	Description	Timeframe	Estimated City Investment
 <u>1. West Downtown Redevelopment</u>	Continued development/redevelopment of West Downtown as a lively urban neighborhood, driven by residential growth and street improvements.	Near-term	\$\$-\$\$\$
 <u>2. Broadway Streetscapes</u>	Improve streetscapes along Broadway	Near-term	\$\$-\$\$\$
 <u>3. Everett corridor plan</u>	Conduct a corridor plan for Everett Street to flesh out redevelopment opportunities.	Near-term	\$
 <u>4. Everett Station Area Planning</u>	Develop plans to ready area for Light Rail and to maximize redevelopment opportunities)	Near-term/ Mid-term	\$-\$\$
<u>5. Central Downtown Core Redevelopment</u>	Continue to spur development in downtown's central core by: - Reuse of vacant buildings - Enhancing open spaces - Managing parking supply	Near-term/ Mid-term	\$
<u>6. Makers/Workshop District</u>	Develop plans and identify potential catalyst implementation projects	Mid-term	\$\$-\$\$\$
<u>7. Strengthen NE neighborhood</u>	Planning / implementation strategies for area around Near Everett & Hewitt, east of Broadway, that includes historic preservation, commercial development, etc.	Mid-term	\$
<u>8. Lowes Site & Vicinity</u>	1. Planning for institutional/commercial/other special uses with railway overpass.	Long-term	\$\$-\$\$\$
<u>9. Development of Everett Station Area</u>	Move towards implementation of development plans at Everett Station, potentially through catalyst projects	Long-term	\$\$-\$\$\$

PHASE 2: 10-20 YEARS

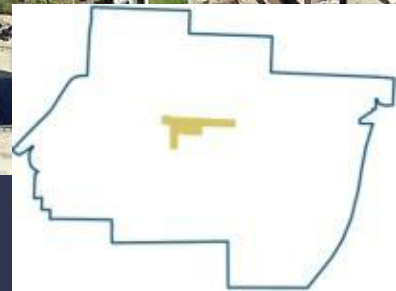
CHARRETTE BASE MAP



Eastern Core – Current Conditions



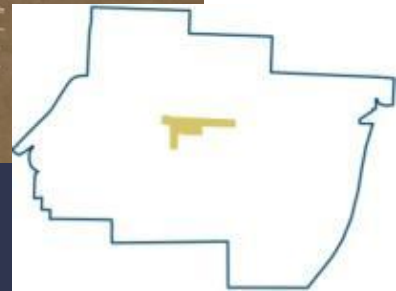
Metro Everett



Eastern Core – Current Conditions



Metro Everett

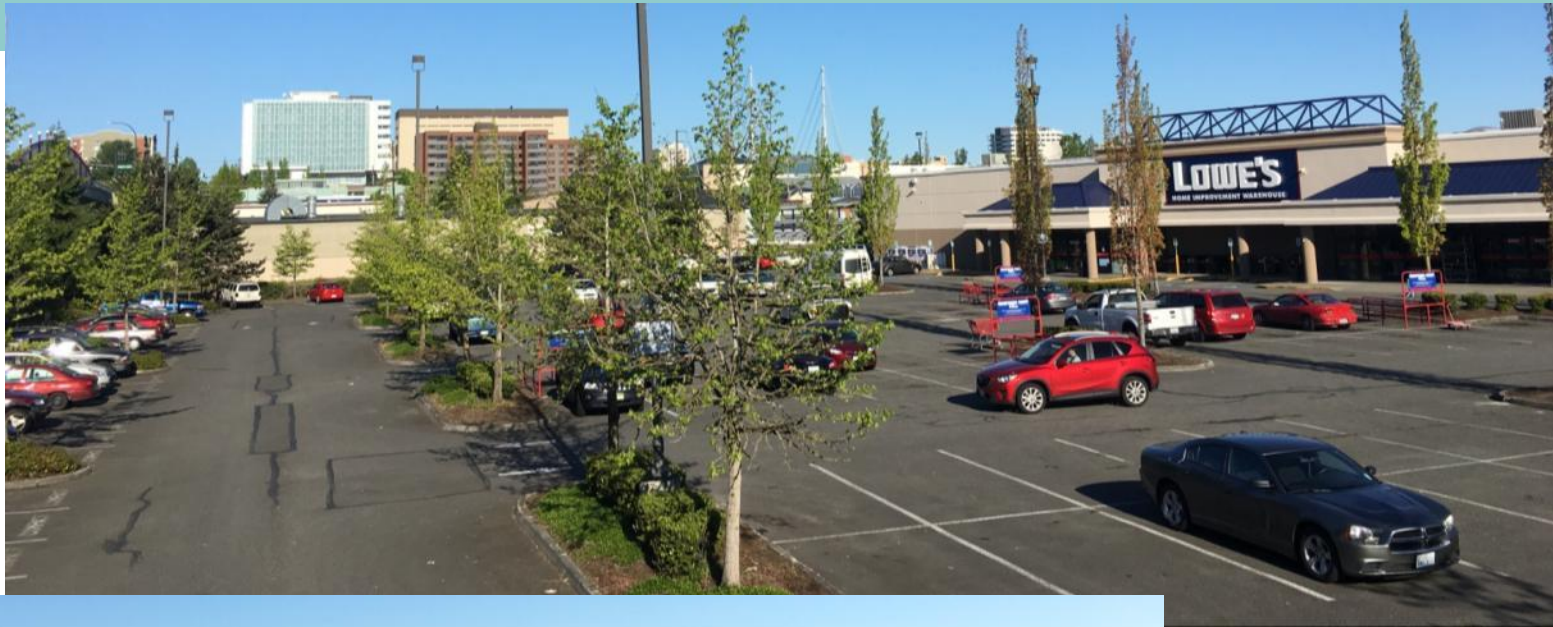


East of Broadway – Current Conditions

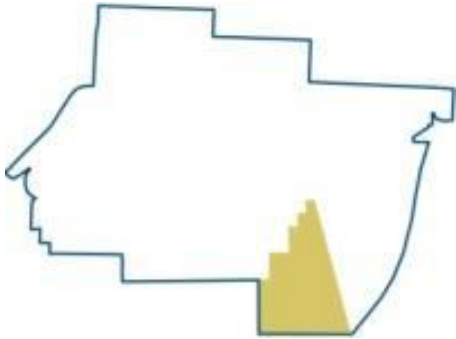


Metro Everett

Eastern of Broadway – Current Conditions



Southern Industrial Area – Current Conditions



Metro Everett



Eastern Core – Current Conditions



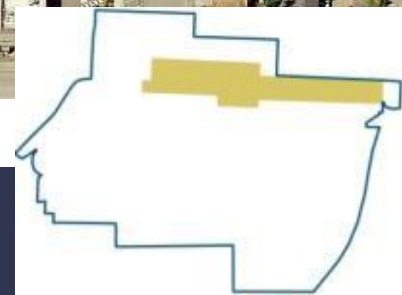
Metro Everett



Everett Avenue – Current Conditions



Metro Everett

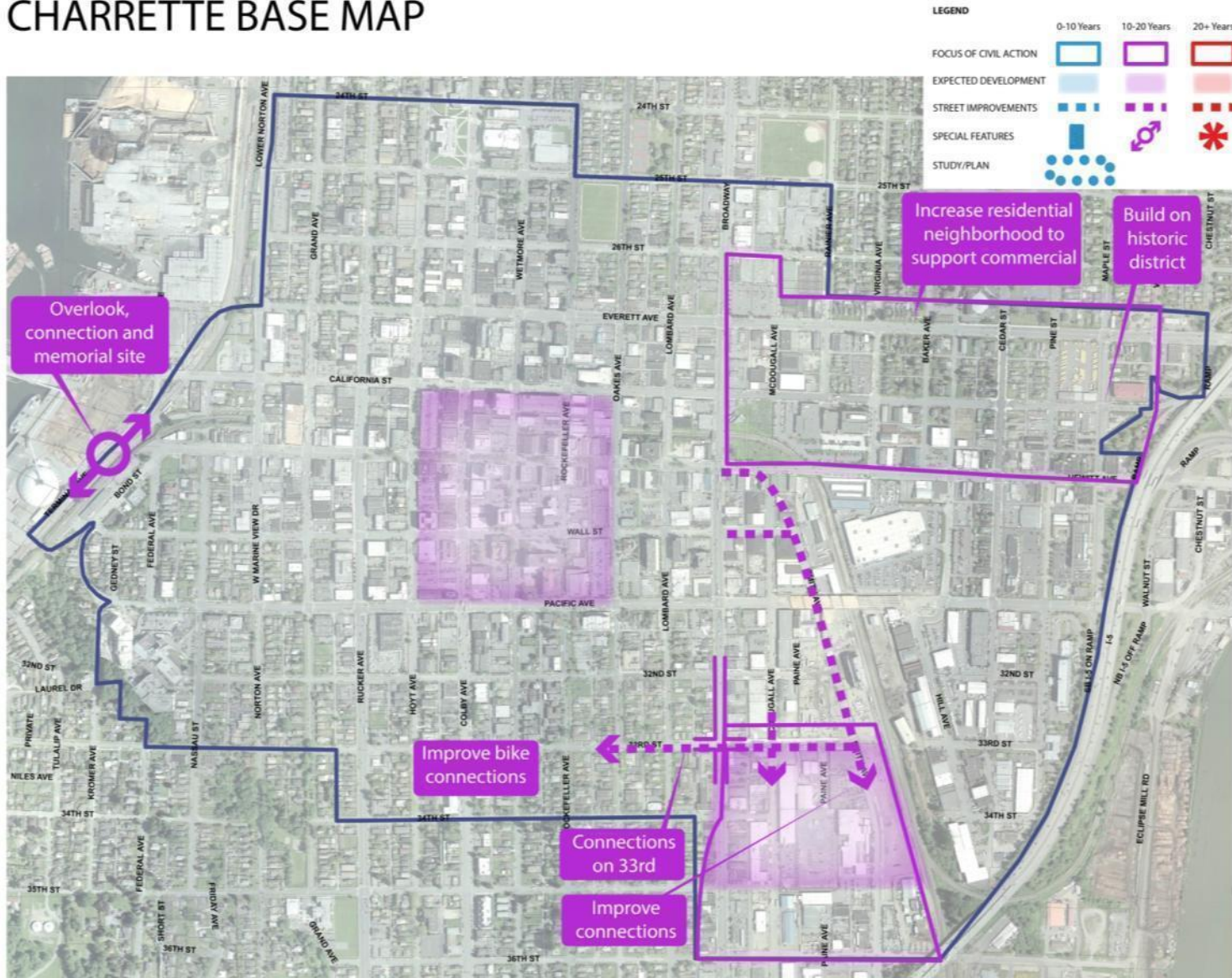


Everett Avenue – Current Conditions



PHASE 2: 10-20 YEARS

CHARRETTE BASE MAP

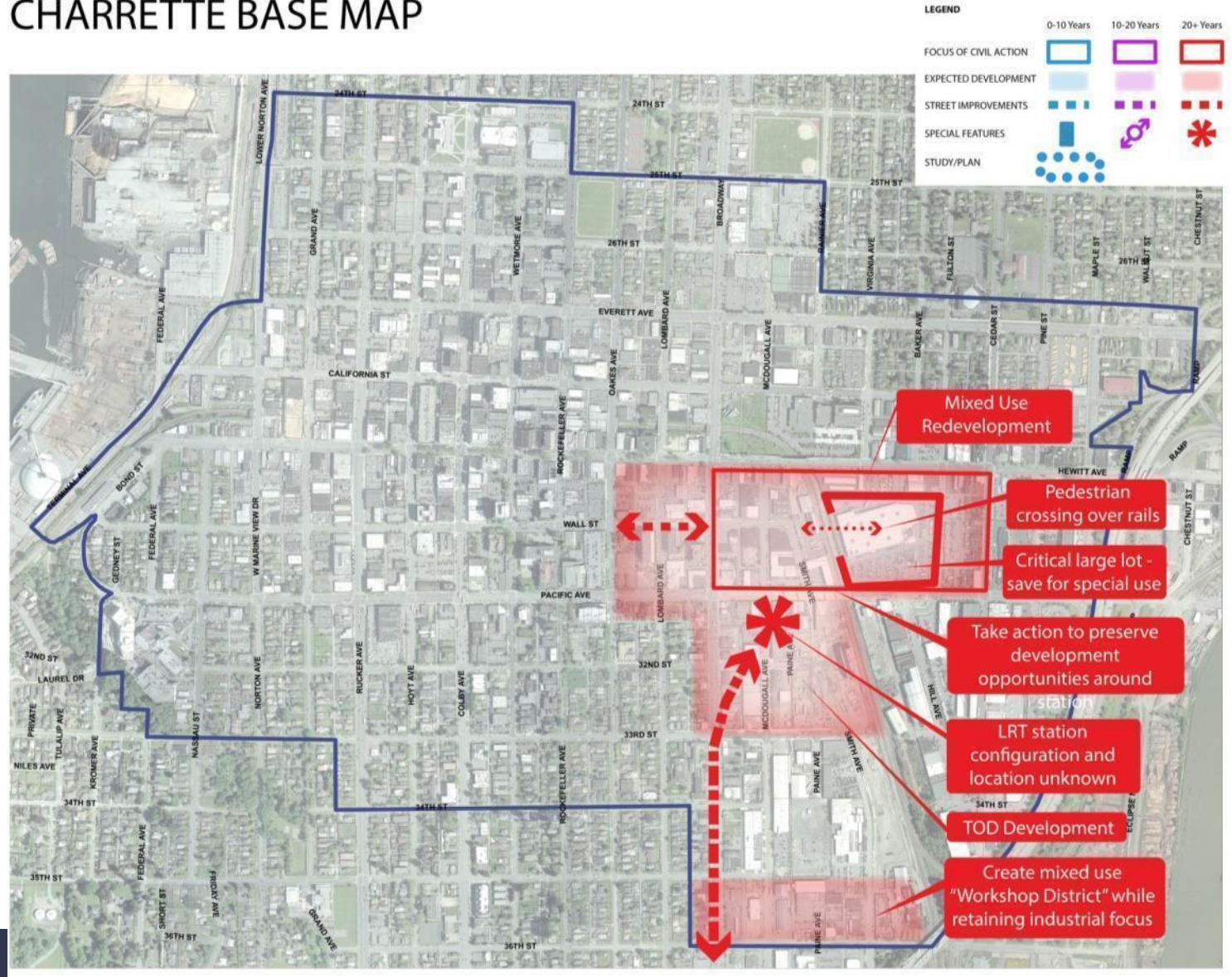


Vision Element	Description	Timeframe	Estimated City Investment
<u>1. West Downtown Redevelopment</u>	Continued development/redevelopment of West Downtown as a lively urban neighborhood, driven by residential growth and street improvements.	Near-term	\$\$-\$\$\$
<u>2. Broadway Streetscapes</u>	Improve streetscapes along Broadway	Near-term	\$\$-\$\$\$
<u>3. Everett corridor plan</u>	Conduct a corridor plan for Everett Street to flesh out redevelopment opportunities.	Near-term	\$
<u>4. Everett Station Area Planning</u>	Develop plans to ready area for Light Rail and to maximize redevelopment opportunities)	Near-term/ Mid-term	\$-\$\$
<u>5. Central Downtown Core Redevelopment</u>	Continue to spur development in downtown's central core by: - Reuse of vacant buildings - Enhancing open spaces - Managing parking supply	Near-term/ Mid-term	\$
<u>6. Makers/Workshop District</u>	Develop plans and identify potential catalyst implementation projects	Mid-term	\$\$-\$\$\$
<u>7. Strengthen NE neighborhood</u>	Planning / implementation strategies for area around Near Everett & Hewitt, east of Broadway, that includes historic preservation, commercial development, etc.	Mid-term	\$
<u>8. Lowes Site & Vicinity</u>	1. Planning for institutional/commercial/other special uses with railway overpass.	Long-term	\$\$-\$\$\$
<u>9. Development of Everett Station Area</u>	Move towards implementation of development plans at Everett Station, potentially through catalyst projects	Long-term	\$\$-\$\$\$



PHASE 3: 20 YEARS +

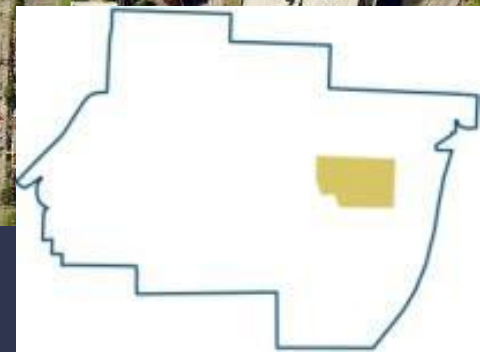
CHARRETTE BASE MAP



Everett Station Area – Current Conditions



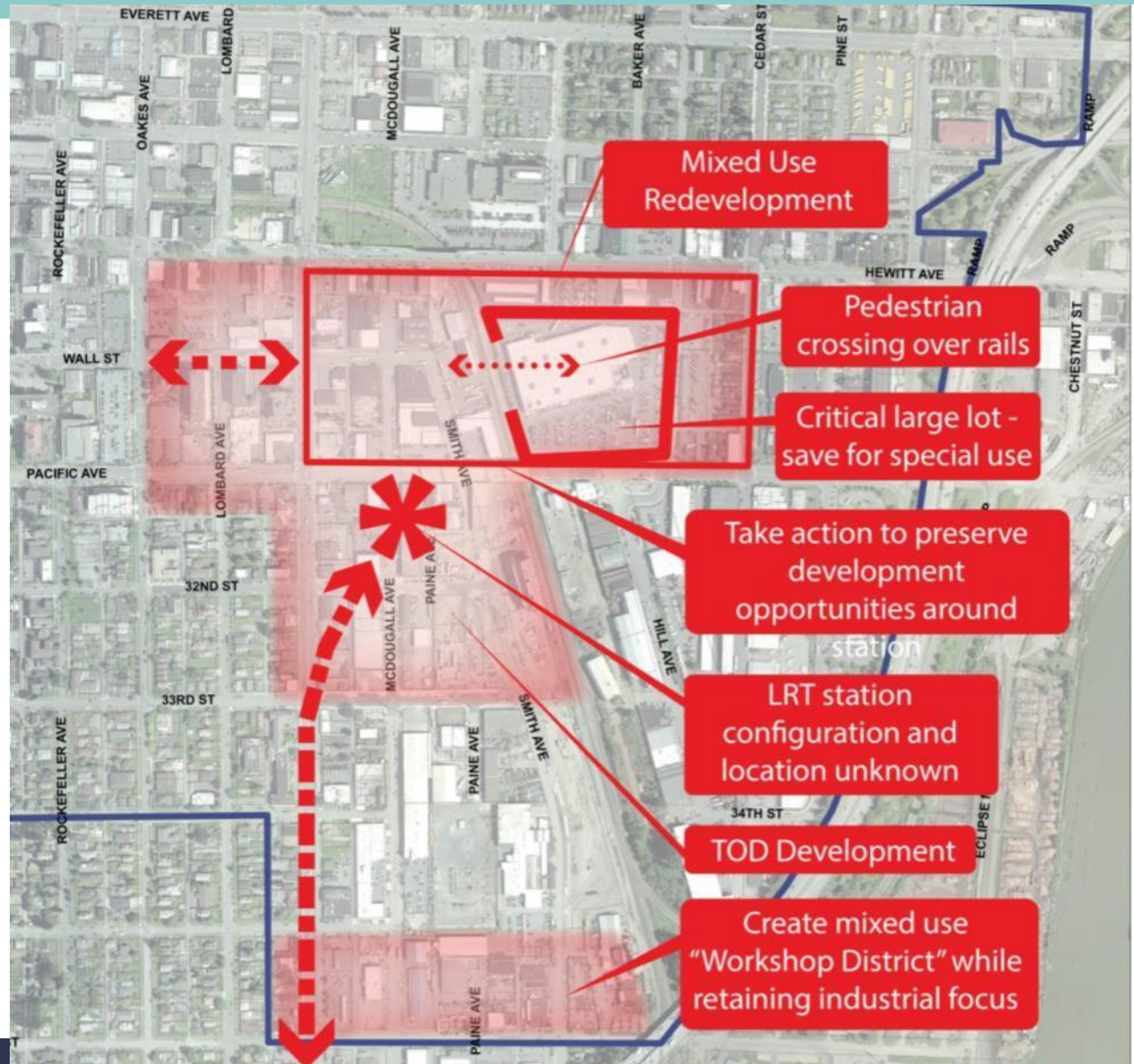
Metro Everett



Everett Station Area – Current Conditions



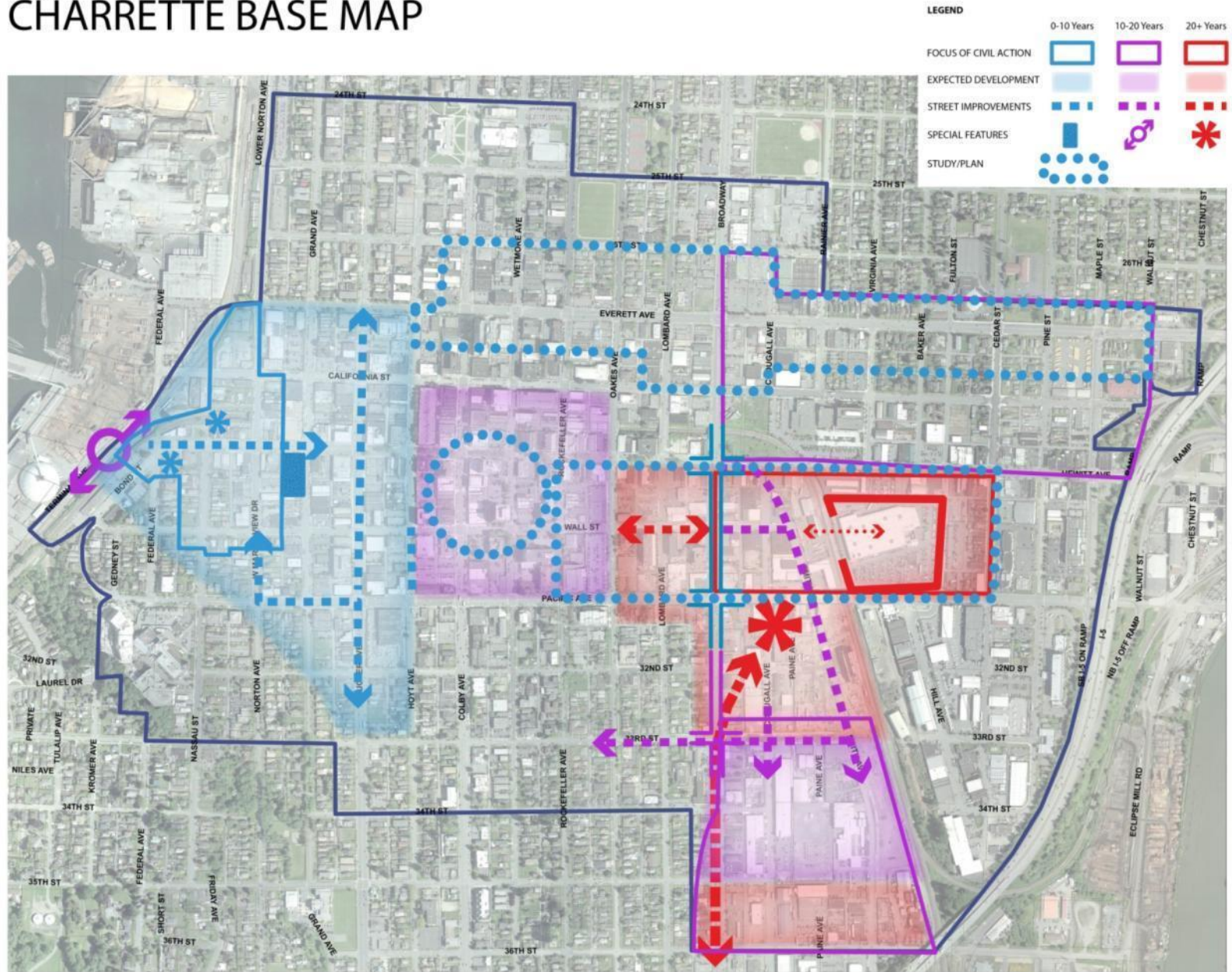
Phase 3: Everett Station Area



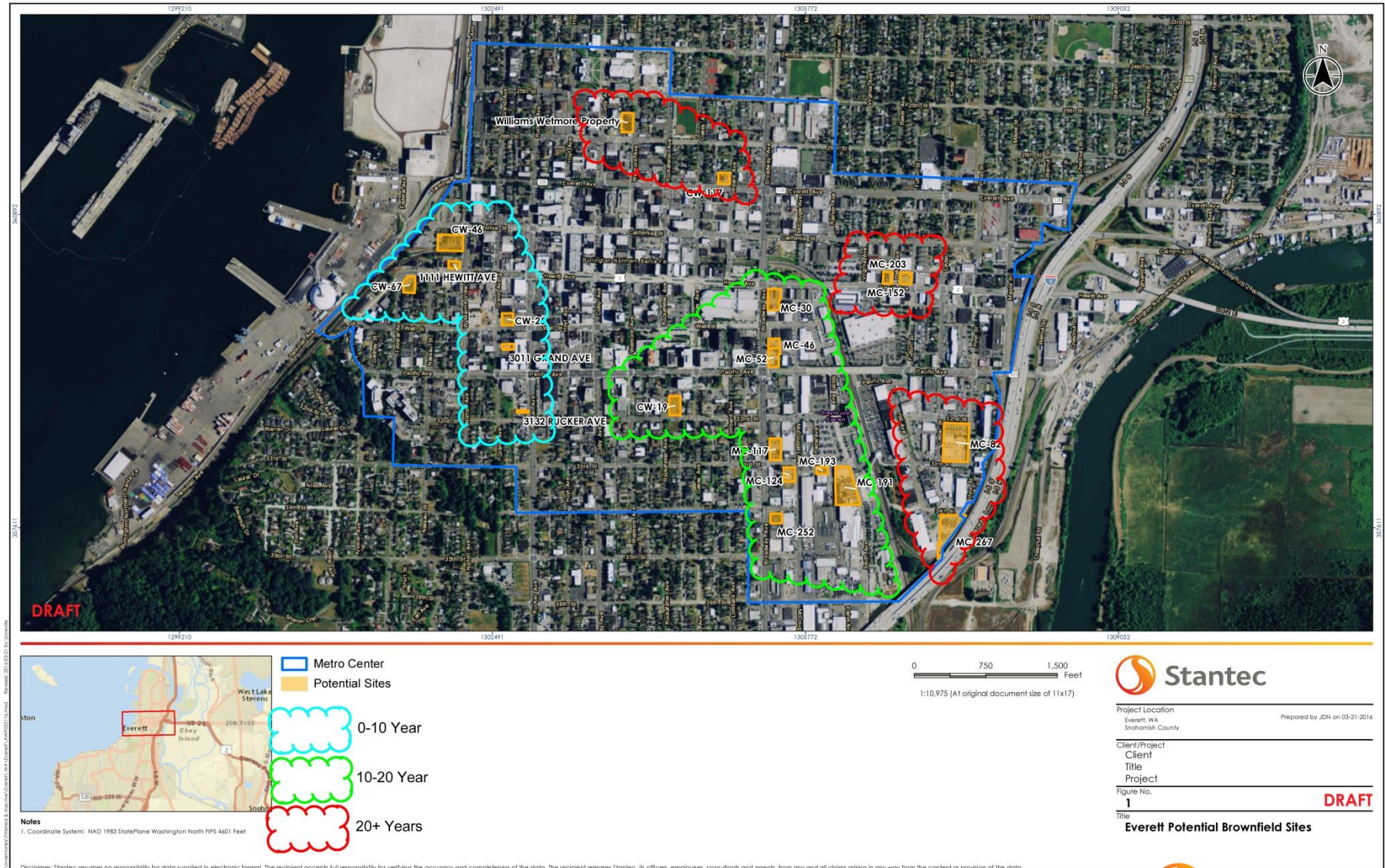
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<u>1. West Downtown Redevelopment</u>	Continued development/redevelopment of West Downtown as a lively urban neighborhood, driven by residential growth and street improvements.	Near-term	\$\$-\$\$\$
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<u>9. Development of Everett Station Area</u>	Move towards implementation of development plans at Everett Station, potentially through catalyst projects	Long-term	\$\$-\$\$\$



CHARRETTE BASE MAP



Metro Center Brownfield Sites Timeline



Priority Catalyst Brownfield Sites

Site	Address	Size (acres)	Current Status	Why Important?	Timeframe
Automobile Repair (CW-25)	2931 Grand Avenue	0.34	Former USTs, Ecology Listing, mostly vacant lot/staging area, underutilized	Corner lot on Wall and Rucker Streets, Ecology Listed, potential for onsite/offsite issues	10 year
Former Woodworking Shop (CW-46)	2815 Federal Avenue	1.01	Vacant, underutilized	Largest brownfield parcel, view property, synergy with 1111 Hewitt, Ecology Listed, potential for onsite/offsite issues	10 year
Hunter Property (CW-67)	No address listed--Hewitt Avenue	0.44	Vacant, former USTs, near rail, underutilized	Water view, near rail, synergy with CW-46, Ecology Listed, potential for onsite/offsite issues	10 year
Praxair	1111 Hewitt Avenue	0.5	Praxair	Synergy with CW-46, Ecology Listed, potential for onsite/offsite issues	10 year
Former Drycleaner and Auto Salvage	3011 Grand Avenue	0.17	LUST Site, underutilized, possible VOCs	Ecology Listed, potential for onsite/offsite issues	10 year
Former Gas Station	3132 Rucker Avenue	0.27	Auto Repair, good shape	Ecology Listed, potential for onsite/offsite issues	10 year
Transit Center (MC-82)	3225 Cedar Street	2.42	Transit Vehicle Maintenance	Key parcel near transit, underutilized in future scenarios, Ecology Listed, potential for onsite/offsite issues	20+ Year
Washington Trucking (MC-267)	2810 34th Street	2.25	WA Trucking Motor Freight storage	Key parcel near transit, underutilized in future scenarios, Ecology Listed, potential for onsite/offsite issues	20+ Year

Priority Catalyst Brownfield Sites

Site	Address	Size (acres)	Current Status	Why Important?	Timeframe
Vacant Land (CW-117)	3231 Broadway	0.62	Vacant, auto repair (1950's)	Frontage on transit center, large	20 year
Automotive Businesses (MC-124)	3302 and 3308 McDougall	0.41	Vacant, underutilized buildings	Listed LUST, frontage for transit center	20 year
Vacant lot (MC-252)	3401 Broadway	0.28	Vacant, former auto related	Frontage on transit center	20 year
Vacant lot (MC-193)	1111 Hewitt Avenue	0.5	Vacant, some storage/staging	Transit center/gateway	20 year
Auto businesses and old brewery (MC-191)	3320, 3302, 3318 and 3328 Smith Avenue	1.87	Automotive businesses, underutilized	Adjacent to transit center	20 year